



Osbornes
Independent estate agents

Alma Square | Farnborough

NO ONWARD CHAIN. A two bedroom end of terrace character cottage, located in a small courtyard.

Two Bedroom Character Home | En-Suite to Master Bedroom | Two Reception Rooms | Large South Facing Garden | Off Street Parking | Ofsted Outstanding Local Schools

£400,000 | Freehold

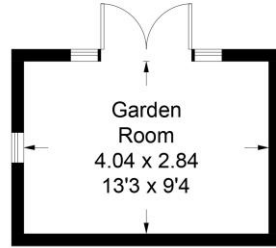
NO ONWARD CHAIN. A two bedroom end of terrace character cottage, located in a small courtyard. The property benefits from a refitted kitchen and a dining room with UPVC double glazed French doors to the garden, as well as a refitted bathroom, en-suite to master bedroom and enclosed large rear south facing rear garden. The Property Nestled in the corner of a quiet courtyard setting, this two bedroom end of terrace property is presented to the market with vacant possession and no onward chain. This inviting family home is well maintained and full of character, providing light and airy accommodation and generous living space. The open plan downstairs has high ceilings across the living and dining areas, leading to a refurbished kitchen with space for appliances including a dishwasher. Upstairs, the large master bedroom benefits from an en-suite, and fitted wardrobes. The Grounds The generous corner plot boasts a large and well



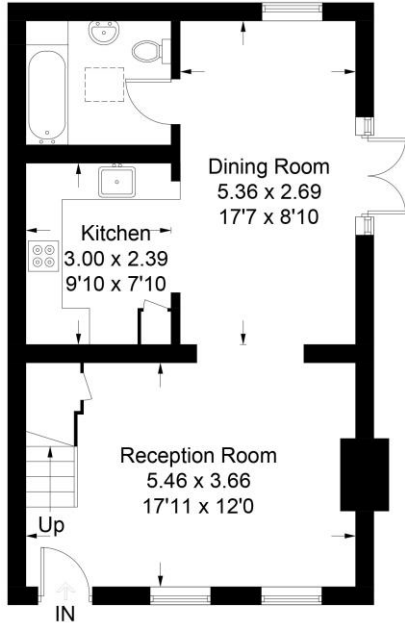


Alma Square

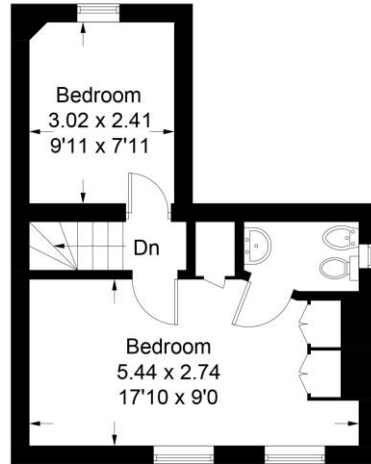
Approximate Gross Internal Area Total = 79.3 sq m / 853 sq ft
 Garden Room = 11.5 sq m / 124 sq ft
 Total = 80.8 sq m / 977 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor
Sq ft 552



First Floor
Sq ft 301

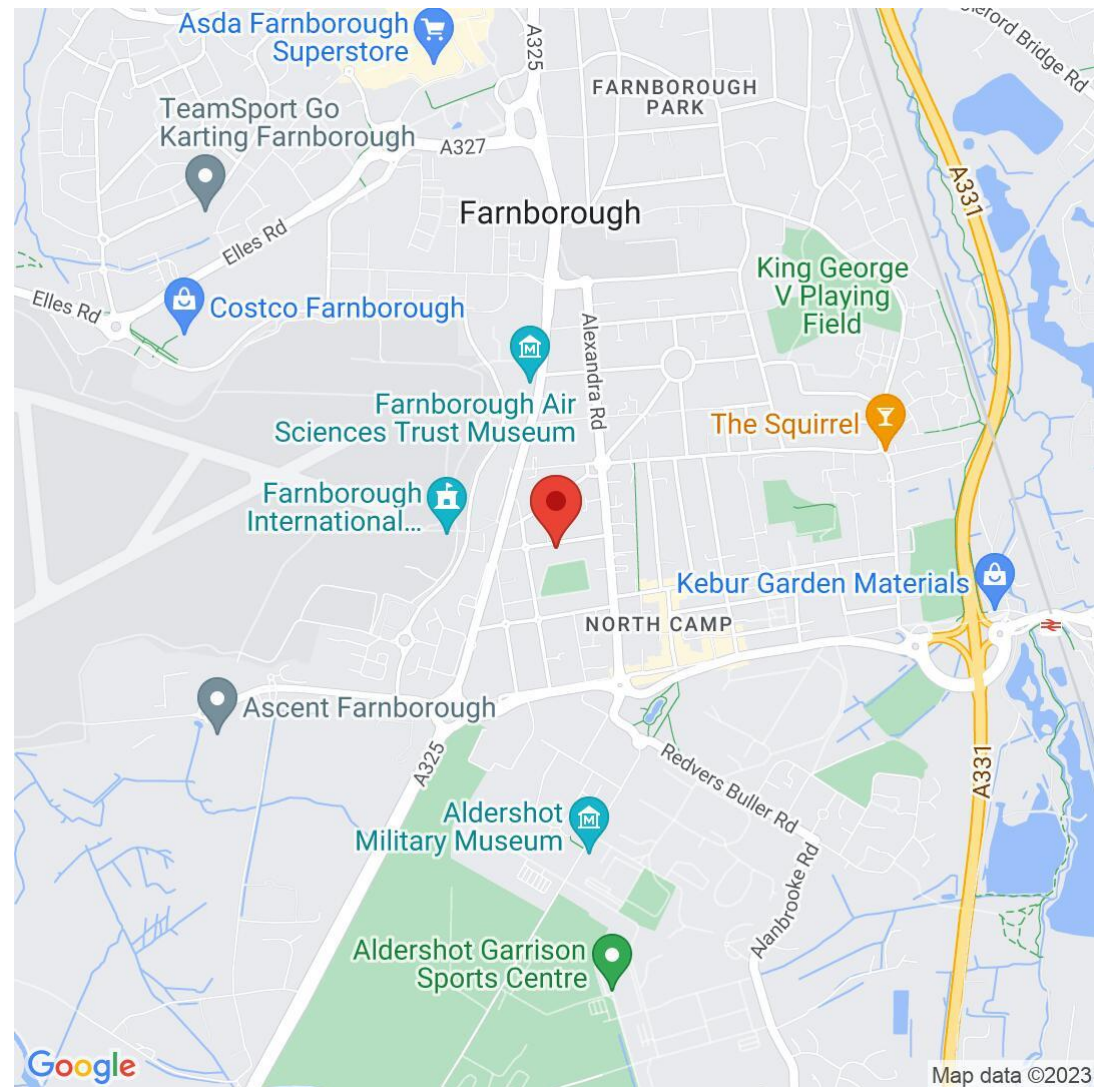
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID314598)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	